

HOUSING AUTHORITY OF THE CITY OF NEWARK BACKGROUND INFORMATION

The Housing Authority of the City of Newark (NHA) was created and established in 1938 by ordinance of the Board of Commissioners of the City of Newark pursuant to the provisions of the "Local Housing Authorities Law" of the State of New Jersey. It is a body corporate and politic whose charge is to provide low-income residents of the City of Newark with access to safe, decent and affordable housing. As the largest public housing authority in the state and the eighth largest in the nation, the NHA currently owns and manages 10,635 units of family and elderly low-income housing as well as administering 1,312 Section 8 Certificates and Vouchers.

Construction of low-rise multiple dwelling complexes began in 1940 and low-rise and high-rise dwelling units in 1953. Mixed construction of high-rise family units ceased during 1963. Housing designated for the elderly/disabled was built from 1962 through 1978. Scattered and townhouse developments were constructed in 1978 and continue to be built today.

The average annual family income of non-elderly residents is \$10,000, with the income of elderly residents averaging \$8,000. Monthly rental fees are based on the resident's income with an average monthly rent of \$180.

The Newark Housing Authority is funded primarily by the U.S. Department of Housing and Urban Development (HUD). These appropriations are allocated under operating, modernization and redevelopment/new construction budgets. The NHA's staffing is approximately 1,000 with an increasing number of posts being filled by NHA residents through special program initiatives in maintenance and security.

The annual Low Income Housing operating budget is about \$60 million. Renovation and upgrading of the NHA housing stock and surrounding grounds is funded through modernization grants. Over the last 20 years, HUD awarded over \$200 million for modernization. Under the Comprehensive Grant Program (CGP), the NHA receives modernization grants of over \$30 million annually. The construction of 659 townhouses is in progress with plans for another 1,118 during the next several years. Construction cost is approximately \$200 million.

Since 1949, the NHA redevelopment activities have been instrumental in urban renewal through the purchase and preparation of parcels of land throughout the city for sale to the private sector for residential and/or commercial development. The NHA has made significant contributions by providing additional tax dollars, jobs and services for Newark's residents. Some of the landmark sites resulting from the NHA's revitalization efforts include Public Service Electric and Company, Gateway I and II, Rutgers University, Essex County College, New Jersey Institute of Technology, and St. Mary's Elderly Housing. The NHA has also participated in the development of medical facilities and commercial centers, and has played a key role in the development of schools, churches, shopping malls and supermarkets.